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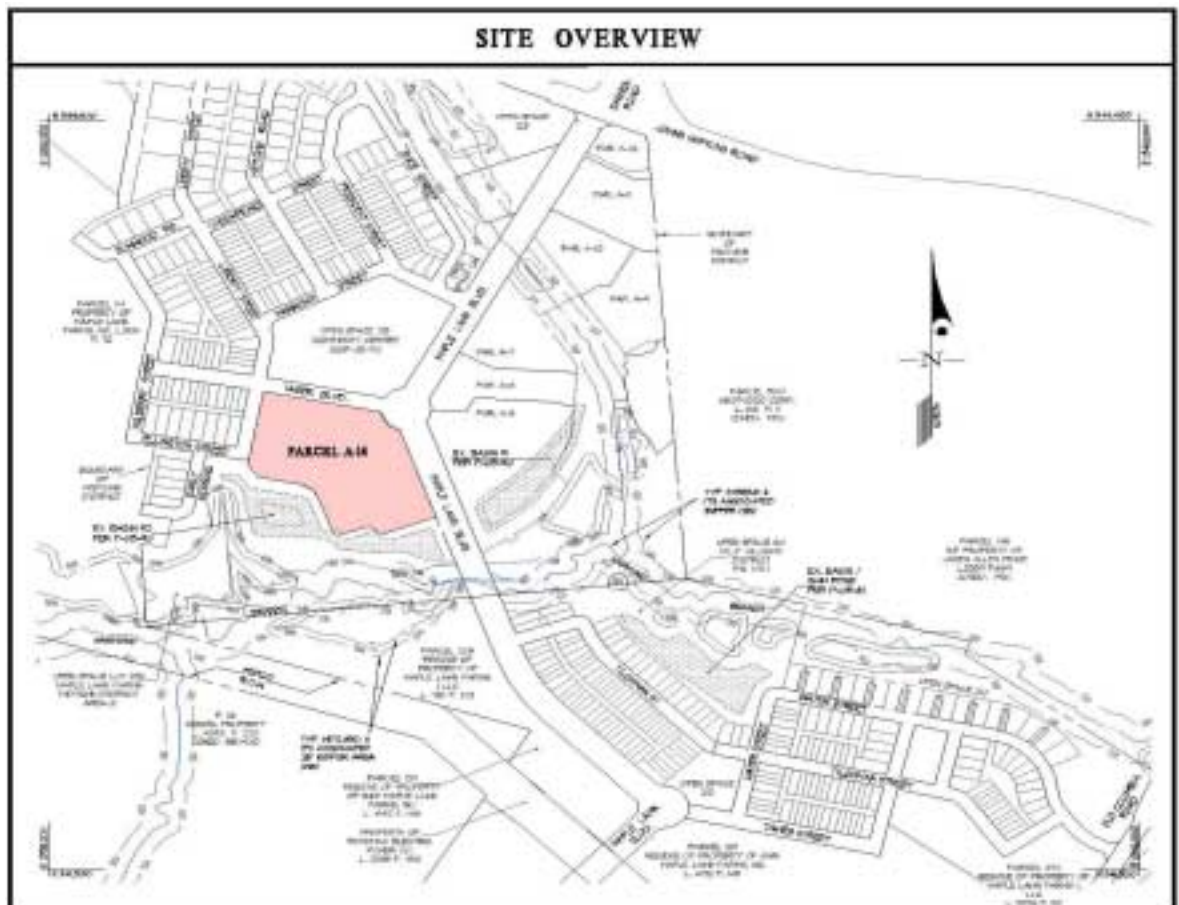
TECHNICAL STAFF REPORT
MAPLE LAWN FARMS
Planning Board Meeting of May 10, 2007

File No./Petitioner: SDP-07-42, BA Maple Lawn, LLC (Bozzuto Homes, Inc.)

Project Name: Maple Lawn Farms, Midtown District, Area 2, Parcel "A-14"

Request: The request is for approval of a site development plan (SDP) for the construction of 144 multi-family stacked townhouse condominium dwelling units (apartments) and other related site improvements in accordance with Section 127.F.1 of the Howard County Zoning Regulations. The Planning Board reserved the authority to review and approve site development plans for all "Single Family Attached and Multi-Family Residential" use development for the Maple Lawn Farms (MLF) project in accordance with PB Case Nos. 353 and 378. The site area for this SDP is approximately 5.96 acres of the 605.3 acre total tract area for Maple Lawn Farms and is zoned "MXD-3" (Mixed Use Development).

Location: The stacked townhouse condominium dwelling units will be located on the southwest corner of Maple Lawn Boulevard and Iager Boulevard, identified as Parcel "A-14" on Tax Map 41, Grid No. 21 in the Fifth Election District of Howard County, Maryland.



Vicinal Properties:

This site is located in the Midtown District of the Maple Lawn Farms project and is surrounded by the following:

North Side - To the north is I-495 Boulevard and located directly across the street is Open Space Lot 125 containing a 5 acre community park improved with the existing recreational and community center for Maple Lawn Farms.

East Side - Located to the east is Maple Lawn Boulevard and further east are Parcels A-5, A-6 and A-7 proposed for four office buildings recently approved under SDP-06-148.

South Side - Located to the south is Open Space Lot 236 which contains the regional SWM facility for the Midtown District. Further south is the Hammond Branch environmental area and the PEPCO right-of-way.

West Side - To the west is Liberty Street and further west are existing developed SFD dwellings constructed under SDP-05-115 and SFA dwellings constructed under SDP-05-116.

Site History:

- **ZB Case No. 995M** for the establishment of the Maple Lawn Farms MXD Preliminary Development Plan and Development Criteria approved December 29, 2000 and the PDP documents were signed by the Zoning Board on February 8, 2001.
- **PB Case No. 353**, Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on July 11, 2001.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 1, 2001.
- **ZB Case No. 1039M** for an amended PDP to establish the MXD District for the former Wessel and Oliver Properties and for other PDP and Development Criteria revisions was approved by the Zoning Board on March 20, 2006.
- **PB Case No. 378**, Amended CSP and Development Criteria for the entire 605.3 acre site to incorporate and establish land uses for the former Wessel and Oliver properties and to revise the Development Criteria was approved by the Planning Board on January 25, 2007.
- **S-06-16**, Amended CSP for the entire Maple Lawn Farms project received signature approval on February 20, 2007.
- **P-04-01**, Preliminary Plan to establish the Midtown District, Area 2, received signature approval on December 22, 2003.
- **F-03-90**, Final Plan to establish the Midtown District, Area 1, Lots 1 thru 132, and Parcels A, B and C was recorded on July 28, 2003.
- **F-04-92**, Final Plan to establish Parcels A-1 thru A-3, D and E was recorded on June 23, 2004.
- **F-05-142**, Final Plan to add additional housing units for Parcel A-1 for a total of 144 condominium dwelling units and to establish the SDP plan submission milestone date was recorded on October 26, 2005.
- **F-07-126**, Final Plan to establish Parcel A-14 and Open Space Lot 236, to establish new public water and utility easements and to adjust the property line with adjoining Open Space Lot 236 is presently in the review process.
- **SDP-03-171**, Site Development Plan for Open Space Lot 125 to construct the project's recreational and community center was approved by the Planning Board on November 13, 2003 and received signature approval on March 31, 2004.

- **SDP-05-115**, Site Development Plan to construct 21 SFD dwellings in the Midtown District, Area 2 received signature approval on October 18, 2005.
- **SDP-05-116**, Site Development Plan to construct 27 SFA dwellings in the Midtown District, Area 2 was approved by the Planning Board on April 13, 2005 and received signature approval on June 6, 2005.
- **SDP-06-148**, Site Development Plan to construct four office buildings in the Midtown District was approved by the Planning Board on October 26, 2006 and received signature approval on February 1, 2007.
- **SDP-07-02**, Site Development Plan to construct a private school, a bank, a restaurant and a retail building was approved by the Planning Board on March 22, 2007.

Site Analysis:

Site Improvements - This SDP proposes the construction of 144 multi-family stacked townhouse condominium dwelling units (apartments) and other related site improvements. This SDP is designed in accordance with the "Traditional Neighborhood Design" (TND) concept with the residential units fronting closely to the public streets to define an urban streetscape to promote pedestrian traffic within the community and with their attached garages located in the rear of the units served by private use-in-common alleys or a private road. Each of the stacked townhouse condominium units will accommodate their required 1.5 off-street parking spaces within their one car garage and one car driveway. A total of 260 parking spaces are required for these units (144 units x 1.5 spaces each plus 0.3 spaces per unit for guest/overflow parking) with a total of 357 parking spaces provided with 144 garage spaces, 144 driveway spaces, 44 on-site parallel spaces and 25 on-street parallel parking spaces. The maximum mean height requirement for multi-family stacked townhouse condominium units (apartments) per the MLF Development Criteria is 60 feet high. The proposed dwelling units will have a mean height of approximately 53 feet high.

Storm Water Management (SWM) - Storm water management for this project is provided in a regional SWM facility constructed under Final Plan, F-03-90 located on Open Space Lot 122 (new Open Space Lot 236) .

Environmental Considerations - There are no 100 year flood plain, wetlands, streams or buffers located within Parcel "A-14".

Landscaping - The Landscape Plan for this project complies with the alternative compliance provision of the Howard County Landscape Manual and the Landscape Design Criteria requirements approved under the PB Case Nos. 353 and 378 for the Maple Lawn Farms (MLF) project.

Forest Conservation - This project previously addressed the forest conservation requirements of Section 16.1200 of the Howard County Code under the processing of Final Plan, F-04-92.

Adequate Public Facilities - This project passed the tests for road adequacy and open schools under the original CSP, S-01-17, PB Case No. 353.

Development Criteria - This SDP is in compliance with all applicable requirements of the Development Criteria for "Other Residential" land use for apartments approved under PB Case Nos. 353 and 378, as follows:

Setback Requirements

The following minimum setbacks are required by the MLF Development Criteria:

- A 10' minimum front or side setback for a principal structure to a property line or public road R/W line and a 10' setback from Maple Lawn Boulevard for apartments located on Parcel "A-14", except 0' setback for garages.
- A 20' minimum rear setback for a principal structure to a property line, except 3' for rear attached or detached garage or to accessory structures.
- The minimum setback spacing distance between apartment buildings is 30' for front to front, 50' for back to back, 50' back to front and 15' for all other orientations.

Planning Board Criteria:

This SDP is in compliance with the five criteria requirements of Section 127.F.2 of the Howard County Zoning Regulations as follows:

1. Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.

The site design for the proposed multi-family stacked townhouse residential condominium units (apartments) and associated site improvements are consistent with the approved amended PDP, amended CSP and Development Criteria requirements approved for this project under PB Case Nos. 353 and 378. This SDP is also consistent with the purpose and design concept for a "Traditional Neighborhood Design" (TND) development.

2. Satisfies the applicable requirements of Section 127.E.3.

This SDP satisfies the applicable requirements of Section 127.E.3 of the Zoning Regulations which describes the Planning Board's approval decision of the CSP and the Development Criteria. The Planning Board approved the original CSP and Development Criteria under PB Case No. 353 on July 11, 2001 and the amended CSP and Development Criteria under PB Case No. 378 on January 25, 2007.

3. Makes effective use of landscaping to provide buffers where needed and to enhance the site design.

The home builder proposes to install enhanced landscaping for this multi-family residential project at or above what is mandated by the approved PDP, CSP, the Howard County Landscape Manual and the MLF Landscape Design Criteria. The MLF Landscape Design Criteria requires the planting of 1 shrub per 4 linear feet of front building length, and 1 shrub per 4 linear feet of sides and rear building lengths and 1 shade tree at 80 feet of building footprint length. Therefore, together with the required streetscape planting along the public and private streets and the proposed landscaping for the multi-family residential buildings, the site design will be enhanced with the planting of a variety of shrubs and shade trees to create an attractive urban streetscape and environment for this project.

4. **Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.**

This SDP in conjunction with approved Final Plans, F-03-90 and F-04-92 will provide the useable landscaped areas and other site amenities including street lighting, street trees and pedestrian sidewalks as part of the development of this project. The main focal point has been provided in the existing 5 acre community park and recreational center and will be provided by other future site development plans for this project.

5. **Implements the pedestrian circulation system for the MXD Use Development.**

This SDP in conjunction with approved Final Plans, F-03-90 and F-04-92, and other approved or future SDP's will provide the pedestrian circulation system including sidewalks, pathways and crosswalks for the Midtown District of Maple Lawn Farms. Sidewalks will be provided on both sides of all public and private streets within or adjacent to this project in accordance with approved Final Plans, F-03-90 and F-04-92, and this SDP.

SRC Action:

On May 2, 2007, the Subdivision Review Committee (SRC) determined this SDP may be approved, subject to compliance with their comments and obtaining approval from the Planning Board.

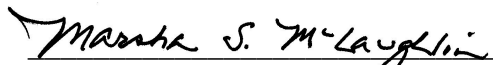
Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the SRC agency comments issued for SDP-07-42.

05/03/07

Date


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Department of Planning and Zoning

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- SECOND FLOOR**
- LOWER UNIT STAIRCASE
 - LOWER UNIT LIVING AREA ON THE SECOND FLOOR
 - STAIRWELL & ELEVATOR TO RE-ENTER THE UPPER UNIT LIVING AREA OCCUPIES THE THIRD AND FOURTH FLOORS (DASHED LINE INDICATES THE EXTENT OF THE UPPER UNIT ON THE 2ND FLOOR)
 - COMMON ENTRY AT IN DOORS TO EACH UNIT
 - UPPER UNIT STAIRWELL
 - UPPER UNIT ELEVATOR
 - CENTRAL GARAGE FOR THE UPPER UNIT
 - BUILDING OVERHANG

